



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Final Map and Improvement Agreement for Woodhaven Park, Unit No. 1

MEETING DATE: February 21, 1996

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council approve the final map for Woodhaven Park, Unit No. 1, Tract No. 2604, and direct the City Manager and City Clerk to execute the Improvement Agreement and map on behalf of the City and appropriate the necessary funds from the Street Development Impact Mitigation Fee Fund.

BACKGROUND INFORMATION: Galowood Associates, L. P., the developers of this subdivision, have furnished the City with the improvement plans, necessary agreements, guarantees, insurance certificates, and fees for this proposed subdivision.

The subdivision is located south of the Woodbridge Irrigation District (WID) Canal between Woodhaven Lane and Lilac Street, as shown on the attached Exhibit A, and contains a total of 41 medium-density single-family residential lots.

Due to a lengthy abandonment process for existing private easements in this development, presentation of the map and improvement agreement to the Council for approval has been delayed several weeks. Since the developer had submitted all the required paperwork and paid the required fees, work on the development was allowed to proceed prior to receipt of final map approval from the County. This policy is allowed by the Subdivision Map Act and seemed reasonable given the circumstances. The easement abandonment issue has been resolved and the approved final map should be received from the County prior to the Council meeting.

In conformance with Lodi Municipal Code Sections 13.08.130 and 16.40.020, the developer is entitled to reimbursement for certain improvements in Woodhaven Lane consisting of the installation of a master plan water main larger than 8 inches and widening of an existing street in excess of 34 feet on one side. The reimbursement for the oversize water main (\$1,690.70) is available from an on-going account funded by Water Development Impact Mitigation Fees. The reimbursement for the excess street widening in Woodhaven Lane (\$2,223.10) will be paid from the Street Development Impact Mitigation Fee Fund.

FUNDING: Developer fees and Water and Street Development Impact Mitigation fees.

for Richard (Humm)
for Jack L. Ronsko
Public Works Director

Prepared by Sharon A. Welch, Associate Civil Engineer
Attachment

cc: City Attorney
Associate Civil Engineer - Development Services
Galowood Associates, L. P.
Baumbach & Piazza

APPROVED: _____

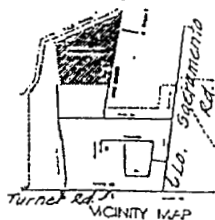
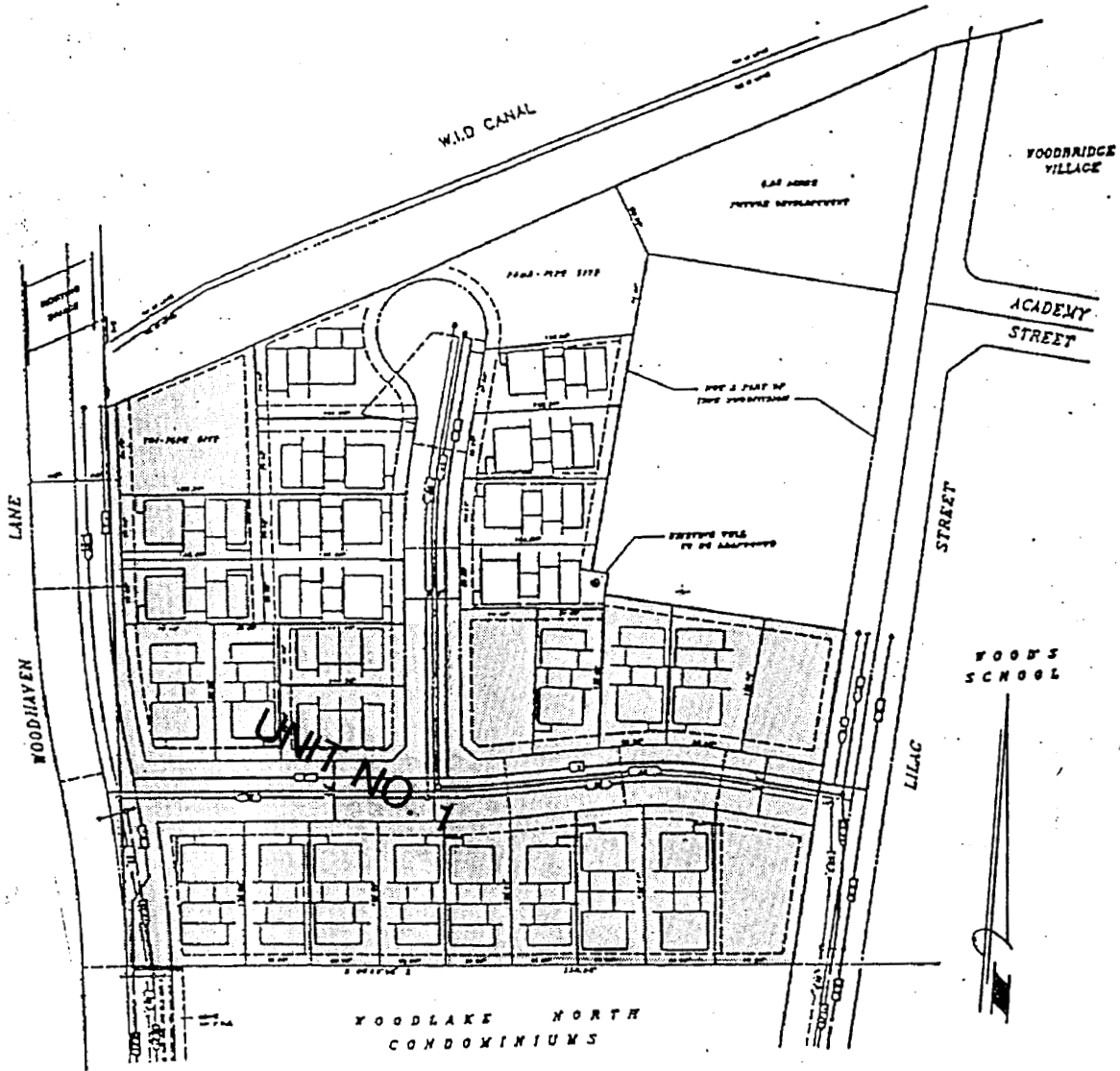
Harry D. Harrison
H. Dixon Flynn -- City Manager



CITY OF LODI

PUBLIC WORKS DEPARTMENT

EXHIBIT A



Woodhaven Park UNIT NO. 1

CITY COUNCIL

DAVID P. WARNER, Mayor
PHILLIP A. PENNINO
Mayor Pro Tempore
RAY G. DAVENPORT
STEPHEN J. MANN
JACK A. SIEGLOCK

CITY OF LODI

CITY HALL, 221 WEST PINE STREET
P.O. BOX 3006
LODI, CALIFORNIA 95241-1910
(209) 333-6706
FAX (209) 333-6842

H. DIXON FLYNN
City Manager
JENNIFER M. PERRIN
City Clerk
RANDALL A. HAYS
City Attorney

February 14, 1996

Galowood Associates, L.P.
Attn: Dennis G. Bennett
P. O. Box 1597
Lodi, CA 95241

Baumbach & Piazza
Civil Engineers
323 West Elm Street
Lodi, CA 95240

SUBJECT: Final Map and Improvement Agreement for Woodhaven Park, Unit No. 1
Final Map and Improvement Agreement for Woodhaven Park, Unit No. 2

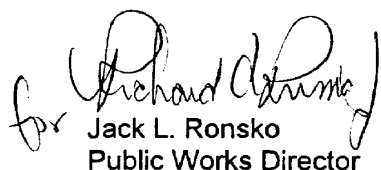
Enclosed is a copy of background information on an item on the City Council agenda of Wednesday, February 21, 1996, at 7 p.m. The meeting will be held in the City Council Chamber, Carnegie Forum, 305 West Pine Street.

This item is on the consent calendar and is usually not discussed unless a Council Member requests discussion. The public is given an opportunity to address items on the consent calendar at the appropriate time.

If you wish to write to the City Council, please address your letter to City Council, City of Lodi, P. O. Box 3006, Lodi, California, 95241-1910. Be sure to allow time for the mail. Or, you may hand-deliver the letter to the City Clerk at 305 West Pine Street.

If you wish to address the Council at the Council meeting, be sure to fill out a speaker's card (available at the Carnegie Forum immediately prior to the start of the meeting) and give it to the City Clerk. If you have any questions about communicating with the Council, please contact Jennifer Perrin, City Clerk, at (209) 333-6702.

If you have any questions about the item itself, please call Sharon Welch at (209) 333-6706.


for Jack L. Ronsko
Public Works Director

JLR/lm

Enclosure

cc: City Clerk ✓